

## Exhibit C

### Demolition and Removal Locations

Parcel 72 – Vacant House  
Route 100, Franklin County  
802 Homestead Lane, Villa Ridge, MO 63089

Parcel 24 - Former Pacific Auto Wash  
Business Route 44, Franklin County  
2106 W. Osage Street, Pacific, MO 63069

Parcel 117A – Vacant House  
Route 94/Future Route 364, St. Charles County  
125 Harvest Drive, St. Charles, MO 63304

Parcels 117 – 130 – Miscellaneous Vacant Properties  
Route 94/Future Route 364, St. Charles County  
South Side of Harvest Drive, St. Charles, MO 63304

### Additional Demolition and Removal Specifications

**1.0 Description.** All demolition and removal work shall be in accordance with Section 202 of the Missouri Standard Specifications except as herein amended or modified.

**2.0 Description of Buildings and Structures.** The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

**3.0 Painted Concrete, Brick, and Block.** Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the contract documents. No painted concrete was located for these parcels, therefore all concrete, brick, or block may be used as clean fill.

**4.0 Dust and Emissions Control.** All work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and

removal operations to minimize dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

## **5.0 Incidental Demolition and Removal for ACM Removal.**

**5.1** The Asbestos Survey Reports describe the type and location of ACM's in the buildings and structures. Some ACM's which require removal prior to demolition of the building may be located beneath non-asbestos materials, located within walls, located within multiple layers of floor coverings, or otherwise require removal of some portion of the existing building or structure to gain access to the ACM.

**5.2** All demolition work required to remove non-asbestos materials to gain access to ACM's for proper removal will be considered incidental to the work and be considered included in the contract unit price for removal of the specified ACM. Multiple layers of ACM requiring removal such as two layers of friable floor sheeting will be measured and paid for separately.

**6.0 Rodent and Pest Extermination – Parcel 117A.** Before beginning demolition for parcel 117A the contractor shall exterminate rodents and pests in the building in accordance with local regulations. In the absence of local regulations, extermination shall be performed to the satisfaction of the engineer.

## **7.0 Future Excavation – Parcels 24 and 117A.**

**7.1** Parcels 24 and 117A are in an area of future excavation therefore all concrete basement and foundation walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, and any other types of incidental masonry construction shall be completely removed prior to backfilling. All material resulting from such removals meeting the requirements of clean fill, including asphalt pavement, shall be removed from the parcels and disposed off the right of way by the contractor.

**7.2** Backfill material for all resulting trenches, holes, pits, etc. shall be clean rock-free soil from a source furnished by the contractor and approved by the engineer. Broken concrete, brick, block, stone, rock, or other masonry shall not be used for backfill.

**7.3** All costs for removing and disposing of concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings. No direct payment will be made for furnishing and placing backfill material.

**8.0 Concrete Basement and Miscellaneous Concrete Material – Parcel 72.** The concrete basement, sidewalks, various slabs, block retaining walls, asphalt driveway, asphalt parking area, and miscellaneous masonry materials on parcel 72 may remain in place and will not require removal by the contractor. Removal of these materials and backfilling of the basement will be performed by others. The contractor shall remove and dispose of all other demolition debris in accordance with Sec 202.

## **9.0 Grease Traps – Parcel 24.**

**9.1** The car wash structure on parcel 24 contains floor drains with grease traps. Prior to demolition all floor drains and grease traps shall be pumped out. All material pumped from floor drains shall be properly disposed of at a permitted waste disposal facility.

**9.2** All costs for pumping floor drains and disposing of contents will be considered completely covered by the contract unit price for demolition and removal of buildings.

**10.0 Tree Removal – Parcels 117 – 130.** The contractor shall remove approximately 12 trees with a diameter of 12" to 36" along the south side of Harvest Drive east of parcel 117A along vacant parcels 117 through parcel 130. The former addresses of the vacant parcels ranged from 97 Harvest Drive to 123 Harvest Drive. The trees are being removed to provide a clear area for installation of underground utilities. All work shall be in accordance with Sec 201. The trees shall be cleared and the area around each tree shall be grubbed to remove the stumps and roots. All material resulting from such clearing and grubbing shall be removed from the parcels and disposed off the right of way by the contractor.

**11.0 Pollution, Erosion, and Sediment Control.** The contractor shall exercise effective pollution, erosion, and sediment control practices on all parcels in accordance with Sec 806. It is not anticipated any sediment control devices will be required for the work since the erodible areas on each parcel are small. However the engineer may require the contractor to furnish and install sediment control devices, such as temporary berms, silt fence, or mulch, at no cost to the Commission if the contractor's operations result in excessive silt moving off the parcel. All costs for pollution, erosion, and sediment control will be considered incidental to the demolition and removal work and be considered completely covered by the contract unit price for demolition and removal on each parcel.

**12.0 Seeding, & Mulching.** No seeding and mulching will be required for the parcels. Final seeding and mulching will be performed by others.